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2 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
3 **ARCHITECTURAL REVIEW COMMISSION MEETING**

4  
5 **Thursday, July 19, 2012**

6 **5:00 p.m.**

7 **Cottonwood Heights City Council Chamber**

8 **1265 East Fort Union Boulevard, Suite 250**

9 **Cottonwood Heights, Utah**

10  
11 ***ATTENDANCE***

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13 **Committee Members:**

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15 Scott Chapman  
16 Robyn Taylor-Granda  
17 Scott Peters  
18 Laura McCoy

13 **City Staff:**

Brian Berndt, Planning & Econ. Develop. Director  
Larry Gardner, Planner  
Kory Solorio, Deputy City Recorder

19  
20 ***BUSINESS MEETING***

21  
22 **DISCUSSION ITEMS**

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24 The meeting began at 6:09 p.m.

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26 **1.0 Discussion of the proposed location of the Cottonwood Café located at 7146 South**  
27 **Highland Drive.**

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29 City Planner, Larry Gardner, stated that the Cottonwood Café, which is located at 7146 South  
30 Highland Drive, was started without pre-approval by the Architectural Review Committee. The  
31 building, therefore, is already under construction. The applicant explained that he worked with the  
32 City to get the remodeling project started, understanding that ARC approval was still necessary.  
33 He noted that, although the original foundation and subfloor were used, they were expanded to  
34 increase building square footage. Mr. Gardner explained the reason for and goals of the ARC.

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36 Mr. Gardner explained that because the site slopes, storm water will drain into an underground  
37 retention basin behind the building. The City's Engineering Department is working with the  
38 applicant to create an acceptable drainage plan. The Commissioners discussed reasons for the  
39 drainage basin and the possible risks associated with it.

40 Mr. Gardner also indicated that staff recommends increased lighting in the parking lot. The  
41 Commissioners discussed lighting options.

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43 (18:20:10) Commissioner Peters pointed out variations between the plans submitted and the  
44 partially constructed building. He recommended adding windows to the west side of the building.  
45 The applicant indicated that the kitchen and prep areas are on the west, which is why there are no  
46 windows on that side. The Commissioners discussed the building details, noting that the plans are  
47 much more detailed than the actual building. They recommended additional detailing, including  
48 color variations. Commissioner Peters concluded that the stucco color should be lighter. The

1 applicant disagreed; he likes the darker color. The Commissioners pointed out that the  
2 architectural details are lost in the darker color.

3  
4 The Commissioners and the applicant discussed the roles and responsibilities of the ARC.  
5 Commissioner Peters wants the building to be constructed according to the plan submitted to and  
6 approved by the City. The Commissioners discussed the missing architectural details, such as  
7 window grids and pop out trim. They also discussed signage and sign placement.

8  
9 Commissioner Peters also noted that the stone is not uniform on the columns. The Commissioners  
10 and the applicant discussed ways to address the columns. A Commissioner asked the applicant to  
11 provide metal samples.

12  
13 (19:12:32) A Commissioner raised the issue of landscaping. She thinks the scale is off.  
14 Commissioner Chapman recommended more variety. He asked the applicant to submit a new  
15 landscape plan incorporating the train and sign.

## 16 17 **2.0 ACTION ITEMS**

### 18 19 **2.1 Action on the proposed location of the Cottonwood Café located at 7146 S. Highland** 20 **Drive.**

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22 (19:24:40) *Commissioner Peters moved to approve the plans with the stipulated changes, and*  
23 *with colors and landscaping to be resubmitted for review. Commissioner Chapman seconded*  
24 *the motion. All present voted in favor of the motion.*

### 25 26 **2.2 Approval of July 19, 2012 Minutes.**

27  
28 (19:25:47) *Commissioner Peters moved to approve the minutes of July 19, 2012 after the*  
29 *following process is met. The recorder will prepare the minutes and mail them to each Member*  
30 *of the Commission. The Members will have five days to review the minutes and provide any*  
31 *changes to the recorder. If after five days there are no changes, the minutes will stand*  
32 *approved. If there are changes, the process will be followed until the changes are made and the*  
33 *Commission is in agreement, at which time the minutes shall be deemed approved.*  
34 *Commissioner Taylor-Granda seconded the motion. All present voted in favor of the motion.*

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36 Mr. Gardner agreed to obtain copies of the design guidelines for the Commissioners.

## 37 38 **3.0 ADJOURNMENT**

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40 *Commissioner Chapman moved to adjourn. Commissioner Taylor-Granda seconded the*  
41 *motion. All present voted in favor of the motion.*

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43 The Architectural Review Commission Meeting adjourned at 7:27 p.m.  
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2 *I hereby certify that the foregoing represents a true, accurate and complete record of the*  
3 *Cottonwood Heights Architecture Review Commission Meeting held Thursday, July 19, 2012.*  
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11 Teri Forbes  
12 T Forbes Group  
13 Minutes Secretary  
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16 Minutes approved: 08/29/2012